

CENTRAL OVERLOOK

LOCATED IN PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 50 NORTH, RANGE 14 WEST OF THE
FOURTH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MINNESOTA

KNOW ALL PERSONS BY THESE PRESENTS: That Independent School District No. 709, owner of the following property:

Certificate of Title No. 176058
All of GREAT VIEW ADDITION to Duluth, except Lots 7 and 8 in Block 2 and Lots 1 and 2 in Block 3 of said Addition.
AND
Certificate of Title No. 176154
Lots 1 to 16 inclusive in Block 2; and Lots 1, 2, 15, 16 and 17 in Block 3, CLEARVIEW PARK.
AND
Certificate of Title No. 176792
Lot 7 Block 2 GREAT VIEW ADDITION TO DULUTH
Lot 8 Block 2 GREAT VIEW ADDITION TO DULUTH
AND
Certificate of Title No. 180909
Lot 3 Block 3 CLEARVIEW PARK
AND
Certificate of Title No. 184073
Lot 1 Block 3 GREAT VIEW ADDITION TO DULUTH
Lot 2 Block 3 GREAT VIEW ADDITION TO DULUTH
AND
Certificate of Title No. 355327

Commencing at the SE corner of Section 21, Township 50 North, Range 14 West of the Fourth Principal Meridian; thence North 05 degrees 00 minutes 00 seconds West (assumed bearing) along the East line of said Section 21 a distance of 410.24 feet; thence North 89 degrees 57 minutes 00 seconds West 451.75 feet; thence North 05 degrees 00 minutes 00 seconds West 275.00 feet to the Point of Beginning; thence North 19 degrees 24 minutes 00 seconds East 649.90 feet; thence North 53 degrees 31 minutes 51 seconds West 746.25 feet; thence South 00 degrees 28 minutes 57 seconds West 232.48 feet; thence Southerly along a tangential curve concave to the West, having a radius of 993.01 feet, and a central angle of 34 degrees 51 minutes 37 seconds for a distance of 604.17 feet; thence South 48 degrees 39 minutes 10 seconds East 200.00 feet; thence South 73 degrees 17 minutes 13 seconds East 425.17 feet to the point of beginning and there terminating.

AND
Certificate of Title No. 270300
Lot 1 Block 1 SWENSON'S DIVISION OF DULUTH
Lot 2 Block 1 SWENSON'S DIVISION OF DULUTH
Lot 3 Block 1 SWENSON'S DIVISION OF DULUTH
Lot 4 Block 1 SWENSON'S DIVISION OF DULUTH
Lot 5 Block 1 SWENSON'S DIVISION OF DULUTH
Lot 6 Block 1 SWENSON'S DIVISION OF DULUTH
Lot 7 Block 1 SWENSON'S DIVISION OF DULUTH
Lot 8 Block 1 SWENSON'S DIVISION OF DULUTH
Lot 12 Block 1 SWENSON'S DIVISION OF DULUTH
Lot 13 Block 1 SWENSON'S DIVISION OF DULUTH
Lot 14 Block 1 SWENSON'S DIVISION OF DULUTH
Lot 15 Block 1 SWENSON'S DIVISION OF DULUTH
Lot 16 Block 1 SWENSON'S DIVISION OF DULUTH
Lot 17 Block 1 SWENSON'S DIVISION OF DULUTH
Lot 18 Block 1 SWENSON'S DIVISION OF DULUTH
Lot 1 Block 2 SWENSON'S DIVISION OF DULUTH
Lot 2 Block 2 SWENSON'S DIVISION OF DULUTH
Lot 3 Block 2 SWENSON'S DIVISION OF DULUTH
Lot 4 Block 2 SWENSON'S DIVISION OF DULUTH
Lot 5 Block 2 SWENSON'S DIVISION OF DULUTH
Lot 6 Block 2 SWENSON'S DIVISION OF DULUTH
Lot 7 Block 2 SWENSON'S DIVISION OF DULUTH
Lot 8 Block 2 SWENSON'S DIVISION OF DULUTH
Lot 9 Block 2 SWENSON'S DIVISION OF DULUTH
Lot 10 Block 2 SWENSON'S DIVISION OF DULUTH
Lot 11 Block 2 SWENSON'S DIVISION OF DULUTH
Lot 12 Block 2 SWENSON'S DIVISION OF DULUTH
Lot 13 Block 2 SWENSON'S DIVISION OF DULUTH
Lot 14 Block 2 SWENSON'S DIVISION OF DULUTH
Lot 15 Block 2 SWENSON'S DIVISION OF DULUTH
Lot 16 Block 2 SWENSON'S DIVISION OF DULUTH
Lot 17 Block 2 SWENSON'S DIVISION OF DULUTH
Lot 18 Block 2 SWENSON'S DIVISION OF DULUTH
Lot 19 Block 2 SWENSON'S DIVISION OF DULUTH
Lot 9 Block 1 SWENSON'S DIVISION OF DULUTH
AND
Lots 9, 10, 11 and 19, Block 1 SWENSON'S DIVISION OF DULUTH
(Abstract Property)

AND
Certificate of Title No. 302438
That part of the SE 1/4 of SE 1/4 of Section 21, Township 50 North, Range 14 West of the Fourth Principal Meridian described as follows:

Commencing at a Granite Monument at the Southeast corner of said SE1/4 of SE1/4 thence North 5 degrees 00 minutes 00 seconds West, assumed bearing, along the East line of said Section 21 a distance of 410.24 feet; thence North 89 degrees 57 minutes 00 seconds West a distance of 451.75 feet to a concrete monument; thence North 5 degrees 00 minutes 00 seconds West a distance of 275.00 feet; thence North 19 degrees 24 minutes 00 seconds East a distance of 406.63 feet to the point of beginning of the parcel of land to be described; thence continue North 19 degrees 24 minutes 00 seconds East a distance of 243.29 feet to the North line of said SE1/4 of SE1/4; thence North 84 degrees 04 minutes 11 seconds East along said North line a distance of 80.66 feet; thence South 53 degrees 55 minutes 21 seconds East a distance of 104.51; thence South 36 degrees 05 minutes 00 seconds West a distance of 25.00 feet; thence North 53 degrees 55 minutes 21 seconds; West a distance of 94.62 feet; thence South 36 degrees 04 minutes 39 seconds West a distance of 262.03 feet to the point of beginning.

AND
Certificate of Title No. 307177
E1/2 of SE1/4 Section 21 Township 50 North of Range 14 West of the Fourth Principal Meridian EXCEPT those parts described as follows:

- That part of the SE1/4 of SE1/4 of Section 21 Township 50 North of Range 14 described as follows:
Commencing at a Granite Monument at the Southeast corner of said Section 21, thence North 5 degrees 00 minutes West (magnetic bearing) along the common section line of said Section 21 and Section 22 a distance of 410.24 feet to a concrete monument, said monument being the point of beginning, thence North 89 degrees 57 minutes West a distance of 451.75 feet to a concrete monument; thence North 5 degrees 00 minutes West a distance of 275.00 feet to a concrete monument, thence North 19 degrees 24 minutes East, a distance of 649.90 feet to a concrete monument on the North line of said SE1/4 of SE1/4, thence North 83 degrees 59 minutes East along said North line, a distance of 80.00 feet to a concrete monument, thence South 53 degrees 55 minutes East, a distance of 134.61 feet to a point on the common section line of Section 21 and Section 22, thence South 5 degrees 00 minutes East along said Section line, a distance of 819.50 feet to the point of beginning;
- That part of the Easterly 1/2 of the SE1/4 of Section 21 in Township 50 North of Range 14 West of the Fourth Principal Meridian lying Northerly of the Central Entrance, a public highway, as the same is laid out and constructed over and across said SE1/4;
- That portion thereof bounded as follows:

On the Northwest by the Southeasterly line of Fourteenth Street, produced Southwesterly in the same straight line until it intersects the Northeasterly line of First Avenue East produced Northwesterly in the same straight line; on the Southwest by the Northeasterly line of First Avenue East produced Northwesterly in the same straight line until it intersects the Southeasterly line of Fourteenth Street produced Southwesterly in the same straight line; and on the East by the Westerly line of Block 193, Duluth Proper, Third Division according to the recorded plat thereof on file and of record in the office of the Register of Deeds.

SUBJECT also to an easement for roadway over and across said land as appears by the Award of Condemnation, dated September 17, 1909, and filed in the office of the Register of Deeds in and for said County on October 13, 1909, in Book 292 of Deeds on page 120, as appears by No. 52 of Abstract;

- That portion of the above-described premises bounded by the following described lines:
The Westerly line of the E1/2 of SE1/4 of Section 21 Township 50 North, Range 14 West of the 4th Principal Meridian; the Southerly line of Swan Lake Road (also known as Sundby Road) and the center line of Highway 194;
- That part Commencing at the Southeast corner of Section 21 Township 50 North, Range 14 West of the Fourth Principal Meridian; thence North 05 degrees 00 minutes 00 seconds West (assumed bearing) along the East line of said Section 21 a distance of 410.24 feet; thence North 89 degrees 57 minutes 00 seconds West 451.75 feet; thence North 05 degrees 00 minutes 00 seconds West 275.00 feet to the POINT OF BEGINNING; thence North 19 degrees 24 minutes 00 seconds East 649.90 feet; thence North 53 degrees 31 minutes 51 seconds West 746.25 feet; thence South 00 degrees 28 minutes 57 seconds West 232.48 feet; thence Southerly along a tangential curve concave to the West, having a radius of 993.01 feet; and a central angle of 34 degrees 51 minutes 37 seconds for a distance of 604.17 feet; thence South 48 degrees 39 minutes 10 seconds East 200.00 feet; thence South 73 degrees 17 minutes 13 seconds East 425.17 feet to the POINT OF BEGINNING and there terminating.
- Registered Land Survey No. 65.

AND
The South Half (S1/2) of the Northwest Quarter of the Southwest Quarter of the Southeast Quarter (NW1/4 of SW1/4 of SE1/4), except the Westerly Three Hundred Ninety-six feet (396') thereof, Section Twenty-one (21), Township Fifty (50), Range Fourteen (14).

The above Parcels are Together with vacated streets and alleys adjacent thereto.

EXCEPT All Minerals

Has caused the same to be surveyed and platted as CENTRAL OVERLOOK and does hereby dedicate to the public for public use the public way(s) and/or the drainage and utility easement(s) as created by this plat.

In witness whereof said Independent School District No. 709, has caused these presents to be signed by its proper officers this ____ day of _____, 2022.

Signed: Independent School District No. 709

David Spooner, Manager of Facilities

STATE OF MINNESOTA

COUNTY OF ST LOUIS

This instrument was acknowledged before me on this ____ day of _____, 2022 by David Spooner, Facility Manager, on behalf of Independent School District No. 709.

Notary Public, _____ County, Minnesota

My Commission Expires _____

I, David R. Evanson, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 2022.

David R. Evanson, Licensed Land Surveyor

Minnesota License Number 49505

CITY OF DULUTH PLANNING COMMISSION

Approved by the Planning Commission of the City of Duluth, St. Louis County, Minnesota, at a regular meeting thereof, on the ____ day of _____, 2022.

President, Duluth City Planning Commission

Executive Secretary, Duluth City Planning Commission

ST. LOUIS COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 2022.

Nick C. Stewart

County Surveyor

Deputy

ST. LOUIS COUNTY AUDITOR

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, and to Minnesota Statutes, Section 272.12, taxes payable in the year 20__ on the land hereinbefore described have been paid; there are no delinquent taxes and transfer entered this ____ day of _____, 2022.

Nancy Nilsen

County Auditor

Deputy

ST. LOUIS COUNTY REGISTRAR OF TITLES

I hereby certify that this plat of CENTRAL OVERLOOK was filed in this office of the Registrar of Titles for public record on this ____ day of _____, 2022, at ____ o'clock ____ M., as Document No. _____ affecting Certificate(s) of Title No. 176058, 176154, 176792, 180909, 184073, 355327, 270300, 302438 and 307177.

Wendy Levitt

Registrar of Titles

Deputy

ST. LOUIS COUNTY RECORDER

I hereby certify that this plat of CENTRAL OVERLOOK was filed in this office of the County Recorder for public record on this ____ day of _____, 2022, at ____ o'clock ____ M., as Document No. _____.

Wendy Levitt

County Recorder

Deputy

CENTRAL OVERLOOK

LOCATED IN PART OF THE SOUTHEAST QUARTER OF SECTION 21,
TOWNSHIP 50 NORTH, RANGE 14 WEST OF THE FOURTH PRINCIPAL
MERIDIAN, ST. LOUIS COUNTY, MINNESOTA

LINE TABLE									
LINE	BEARING(M)	DISTANCE(M)	BEARING(COT)	DISTANCE(COT)	BEARING(RLS 82)	DISTANCE(RLS 82)	BEARING(RLS 65)	DISTANCE(RLS 65)	DISTANCE(PLAT)
L1	N20°33'13"E	99.60			N20°33'13"E	99.70	N15°19'31"E	99.70	
L2	N48°17'22"W	122.45			N48°17'22"W	122.45	S53°51'03"E	122.45	
L3	N18°46'31"E	582.95			N18°46'31"E	582.95	S13°12'48"W	582.95	
L4	N00°33'43"E	72.75			N00°33'43"E	72.75			
L5	N24°57'45"E	406.63	N19°24'00"E	406.63	N24°57'45"E	406.63			
L6	N41°38'21"E	262.02	S36°04'39"W	262.03	N41°38'21"E	262.02			
L7	S48°21'39"E	94.62	S53°55'21"E	94.62	S48°21'39"E	94.62			
L8	N41°38'43"E	25.00	S36°05'00"W	25.00	N41°38'43"E	25.00			
L9	S48°21'39"E	29.64			S48°21'39"E	29.64			
L10	N00°33'43"E	88.00			N00°33'43"E	88.00			
L11	N48°21'39"W	275.69			N48°21'39"W	275.69			
L12	N41°38'21"E	316.28			N41°38'21"E	316.28			
L13	N48°22'17"W	232.31			N48°22'17"W	232.31			
L14	N80°52'09"W	478.11			N80°52'09"W	478.11			
L15	S81°28'12"W	1394.87			S81°28'12"W	1394.87			
L16	N55°16'30"W	35.76			N55°16'30"W	35.76			
L17	S00°08'27"E	753.89			S00°08'27"E	753.89			
L18	N89°51'33"E	261.82			N89°51'33"E	261.82			
L19	S00°13'40"W	327.85			S00°13'40"W	327.85			
L20	S89°44'54"W	260.00			S89°44'54"W	260.00			
L21	S00°33'26"W	328.38			S00°33'26"W	328.38			
L22	S89°38'17"W	363.05			S89°38'17"W	363.05			
L23	S00°33'26"W	329.15			S00°33'26"W	329.15			
L24	N89°40'15"E	625.15			N89°40'15"E	625.15			
L25	N00°10'03"E	329.51			N00°10'03"E	329.51			
L26	N89°42'06"E	658.78			N89°42'06"E	658.78			
L27	S00°33'08"W	659.04			S00°33'08"W	659.04			
L28	N89°42'12"E	667.00			N89°42'12"E	667.00			

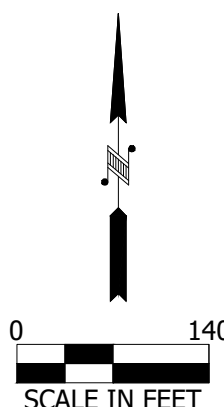
LINE TABLE									
LINE	BEARING(M)	DISTANCE(M)	BEARING(COT)	DISTANCE(COT)	BEARING(RLS 82)	DISTANCE(RLS 82)	BEARING(RLS 65)	DISTANCE(RLS 65)	DISTANCE(PLAT)
L29	N89°33'26"E	80.18	N84°04'11"E	80.66	N89°33'26"E	80.18	N89°37'53"E	80.66	
L30	S48°21'39"E	104.62	S53°55'21"E	104.51	S48°21'39"E	104.51	S48°21'39"E	104.51	
L31	S48°21'39"E	134.26	S53°55'00"E	134.61	S48°21'39"E	134.61	S48°21'39"E	134.15	

LINE TABLE		
LINE	BEARING	DISTANCE
L32	N87°36'17"E	34.89
L33	S05°37'41"W	121.79
L34	N85°58'54"W	121.79
L35	N63°21'23"W	70.95
L36	S46°45'32"W	403.70
L37	S00°13'34"W	295.76
L38	S45°17'43"E	261.12
L39	N89°42'17"E	173.42
L40	N41°38'26"E	249.10
L41	N86°38'26"E	140.19
L42	S48°21'35"E	249.36
L43	N48°21'35"W	187.68
L44	S86°38'26"W	85.52
L45	S41°28'26"W	162.47
L46	S46°45'32"W	57.10
L47	S43°11'51"E	166.53
L48	S46°28'09"W	66.00
L49	N43°31'51"W	29.74
L50	N89°48'00"E	66.00
L51	N46°45'32"E	460.81
L52	S63°21'23"E	70.95
L53	N05°37'41"E	344.35
L54	S87°36'17"W	83.91
L55	S00°53'26"W	380.18
L56	S46°45'32"W	118.87
L57	N41°41'05"E	146.52
L58	S89°51'33"W	291.00
L59	S43°15'08"E	182.48
L60	S44°43'48"W	412.64
L61	S89°29'15"W	249.81
L62	N89°29'15"E	251.04
L63	N44°43'48"E	412.64
L64	S00°33'08"W	573.82
L65	N81°28'12"E	454.19
L66	S66°51'44"E	367.69
L67	S87°40'05"E	36.08
L68	S43°47'41"E	176.79
L69	S08°28'57"E	367.85
L70	S66°20'37"E	4.03
L71	S38°52'09"W	171.25
L72	N00°33'43"E	154.45
L73	N48°22'17"W	130.85
L74	N80°52'09"W	101.20

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	396.71	699.02	32°32'00"	S64°37'47"E
C2	239.57(M)	317.29	43°15'40"(M)	N76°54'20"W
C3	13.38	283.00	2°42'33"	S15°52'19"W
C4	521.80	305.00	98°01'24"	N43°23'01"W
C5	111.75	283.00	22°37'52"	S74°40'08"E
C6	368.36	302.00	69°53'05"	N81°42'05"E
C7	99.21	267.00	21°17'23"	N36°06'51"E
C8	218.29	333.00	37°53'33"	S27°58'46"W
C9	448.86	368.00	69°53'05"	S81°42'05"W
C10	39.05	217.00	10°18'38"	N68°30'41"W
C11	176.30	225.00	44°53'36"	N69°56'55"W
C12	153.74	190.00	46°21'39"	S69°12'54"E
C13	173.87	368.00	27°04'15"	N60°17'40"E
C14	27.59	333.00	4°44'51"	S06°49'55"W
C15	188.89	267.00	40°52'03"	S24°27'46"W
C16	130.46	167.00	44°45'27"	S67°06'31"W
C17	182.01	233.00	44°45'27"	N67°06'31"E
C18	324.09	333.00	40°51'38"	N24°35'29"E
C19	23.32	267.00	5°00'15"	S06°42'17"W
C20	61.73	170.00	20°48'21"	N77°15'55"W
C21	91.89	120.00	43°52'24"	S65°43'53"E
C22	73.96	120.00	35°16'44"	S26°08'19"E
C23	100.99	100.00	57°51'40"	N37°24'47"W
C24	73.45	40.00	105°12'46"	S13°44'15"E
C25	464.81	819.02	32°31'00"	N64°37'47"W

LEGEND

- R/W-RIGHT OF WAY
(M)-FIELD MEASURED DIMENSION
(COT)-CERTIFICATE OF TITLE DIMENSION
(RLS)-REGISTERED LAND SURVEY DIMENSION
(T)-TORRENS DOCUMENT
POB-POINT OF COMMENCEMENT
POB-POINT OF BEGINNING
- SECTION SUBDIVISION LINE
CENTER LINE
RIGHT OF WAY LINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
SURVEY LINE
PLAT BOUNDARY LINE
EXISTING PLAT/PARCEL LINE
LOT LINE
WET LAND LINE
- CAST IRON MON
FOUND CAPPED REBAR RLS. NO. 14374
FOUND T-STAKE MONUMENT
FOUND SANDSTONE MONUMENT
FOUND REBAR
FOUND CAPPED REBAR RLS. NO. 49305
FOUND CONCRETE SURVEY MONUMENT
FOUND IRON ROD
SET CAPPED REBAR RLS. NO. 49305
SET MAG NAIL
REFER TO SURVEYOR'S NOTES
- WET LAND



BASIS OF BEARING
BEARINGS ARE BASED ON THE EAST LINE OF THE NE 1/4 OF
OF SEC. 21, TWP. 50N, RGE. 14W, WHICH IS SAID TO HAVE
A BEARING OF N00°33'43"E.

SURVEYOR'S NOTES

- BIKEWAY EASEMENT PER TORRENS DOCUMENT NO. 436177.
- BIKEWAY EASEMENT PER TORRENS DOCUMENT NOS. 436177 & 449749. THE LEGAL DESCRIPTIONS IN THESE DOCUMENTS ARE CONTIGUOUS TO THE AREA SHOWN HEREON.